

Docket Item #12
BAR CASE# 2005-00170

BAR Meeting
July 27, 2005

ISSUE: Permit to demolish
APPLICANT: Ninette Sandusky by Rich Markus
LOCATION: 910 Pendleton Street
ZONE: RB/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the Permit to Demolish as submitted.

NOTE: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish to allow for the construction of a two story addition at the rear of the house at 910 Pendleton Street. The proposed addition will capsulate the entire rear facade of the existing house.

II. HISTORY:

910 Pendleton Street is a two bay wide, two story frame house residential building dating from ca. 1900 according to the City's real estate assessment information. The first floor portion of the addition that is proposed to be demolished dates from ca. 1960, in the opinion of Staff. In 1995, the Board approved a second story addition at the rear including the associated demolition (Rear second story addition, 95-19PG, 6/28/95).

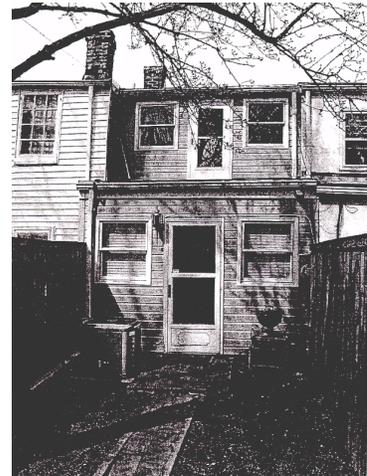


Figure 1 Rear elevation

III. ANALYSIS:

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, Sec. 10-205(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (5) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?
- (6) Would retention of the building or structure help maintain the scale and character of the neighborhood

The area proposed for demolition dates from the mid and the late 20th century. Therefore, it is the opinion of Staff that none of the Criteria are met and the Permit to Demolish should be approved..

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the Permit to Demolish as submitted.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Enforcement:

C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

Historic Alexandria:

“No comment.